

JOHN E. MULLER
TOWSON, MARYLAND 21204
RICHARD C. BURCH
TOWSON, MARYLAND 21204
H. PATRICK STRECHER JR.
TOWSON, MARYLAND 21204
ANDREW J. SAMPEDRO
TOWSON, MARYLAND 21204

MULLER, HARRISON & BURCH
ATTORNEYS AT LAW
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(410) 282-1445
FAX: (410) 282-1042

August 8, 1991

G.G. Stevens
Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

RE: CASE# 91-431-XA
Faust Homes/Marriott Corporation/
School Sisters of Notre Dame

Dear Ms. Stevens:

This correspondence acknowledges receipt of yours dated August 5 regarding the rescheduling of the captioned matter for the week of October 28, 1991. Although I am not available on October 28, my schedule is relatively clear for the balance of that week. I will check with my clients' representatives to confirm their availability for that week. I will get back to you as soon as possible, if I become aware of any conflicts with their scheduling. Thank you for your attention to this matter.

Very truly yours,

Richard C. Burch

RCB:mlk

RECEIVED
AUG 15 1991
ZONING OFFICE

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

887 4354

August 19, 1991

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-431-XA
PROPERTY OWNER(s): School Sisters of Notre Dame
CONTRACT PURCHASERS: FAUST HOMES/MARRIOTT CORPORATION
LOCATION: CHARLES STREET, N of BELLONA AVENUE

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

Beginning at 9:00 a.m. on
TUESDAY, OCTOBER 29, 1991*

*and if need be, continuing at 9:00 a.m. on Wednesday, October 30, 1991 and Thursday, October 31, 1991.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Per attached list

BRUCE W. LUCHTER
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(410) 282-1445
FAX: (410) 282-1042

LEVIN & GANN
ATTORNEYS AT LAW
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(410) 282-1445
FAX: (410) 282-1042

July 27, 1991

JULIUS W. LUCHTER

HAND-DELIVERED

Arnold Jablon, Director
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Marriott's Stratford Court
Case #91-431-XA

Dear Mr. Jablon:

As discussed in our telephone conversation this morning, Marriott is considering the potential for revising its plan of development in the above referenced matter. Therefore, you have confirmed that it is inappropriate to go forward with the zoning hearing scheduled for July 24, 25 and 26, 1991.

Based on your advice to me that the case is postponed, I am so advising my witnesses. Please call me to advise me of the new hearing dates. We would appreciate dates in late September to assure that vacation schedules would not conflict with witness schedules.

Sincerely,

Julius W. Lichter

JWL/lis

cc: Richard C. Burch, Esquire
Mr. Larry Reid

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

COPY

887 4354

August 5, 1991

Julius W. Lichter, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 21204

Richard C. Burch, Esq.
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case# 91-431-XA
Faust Homes/Marriott Corporation/School Sisters of Notre Dame

Gentlemen:

My information indicates no conflicts should the above matter be reset during the week of October 28, 1991.

Should I not hear from you to the contrary on or before August 12, 1991, the case will be reset during that time period and no further postponements will be granted.

Thank you for your prompt attention.

Very truly yours,

G. G. Stephens

BALTIMORE COUNTY, MARYLAND

File

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 9/19/91
(Continued from 8/29/91 &
7/11/91 6/13/91)
PRE-CRG DATE: 9/9/91

FROM: ZONING OFFICE

PROJECT NAME: Stratford Court
(formerly known as The Cloisters
at Charles, Section II, Parcel "C")

PLAN: 8/2/91 "A" plan (5 stories)
9/5/91 "B" alt. plan (4 stories)

LOCATION: E/S Charles Street,
N Bellona Avenue

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)

DISTRICT: 9c4
PROPOSAL: Class "B" Elderly Housing

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The zoning hearing and both revised C.R.G. plans have been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify details necessary in order to determine compliance with these requirements. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts (whether previously identified or not) well in advance of any expected final zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning requirements, restrictions and details must be addressed on the C.R.G. plan. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any previous and any possible future public hearing requests:

1. ZONING HEARING REQUESTS: On 4/16/91, under item #397, the following zoning hearing petitions were filed for Faust Homes and The School Sisters of Notre Dame (owners) and Marriott Corporation (contract purchasers) and revised on 5/10/91. Case #91-431-XA has been assigned and the original hearing date was 7/24, 7/25 and 7/26/91. On 7/22/91, attorney for the Petitioners requested a postponement to a later date due to possible plan revisions. A new hearing date has been set for 10/29, 30, 31 at 9:00 a.m. in Room 106, County Office Building. The requests have been revised on the C.R.G. plan as underlined below:

A. Special Exception for:

1. Elderly Housing "Continuing Care Facility" with "nursing" and 40 or 36 "assisted living units" (Section 432.1.A.2, B.C.Z.R.).
2. Residential Density increase from 53.1 density units (permitted) under existing D.R.-2, D.R.-3.5 and D.R.-5.5 zoning to the proposed 197 density units (D.R.-11.94) (Sections 432.1.A.4, 432.3, B.C.Z.R.).

(over)

IN RE: * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * BALTIMORE
AND VARIANCES * COUNTY
STRATFORD COURT * ZONING COMMISSIONER
E/S CHARLES *
860'N OF BELLONA * CASE NO.: 91-431-XA
Legal Owners *
Faust Homes, Inc. *
School Sisters of Notre Dame *
Contract Purchaser: *
Marriott Corporation *

AFFIDAVIT AND RETURN OF PRIVATE PROCESS SERVER

The undersigned hereby certifies as follows:

1. I am a competent person over 18 years of age and not a party to the above action.
2. On Wednesday, July 17, 1991 I served upon each of the following three persons by delivery and by leaving with an individual in charge of each of their respective offices, a Subpoena Duces Tecum, copies of which Subpoenas are attached hereto:

- a. Frank Welsh
Office of Community Development
1 Investment Place
Suite 800
Towson, Maryland 21204
- b. Anthony J. Haley, Acting Director
Baltimore County Economic
Development Commission
400 Washington Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Stratford Court
CRG DATE: 8/29/91
PRE-CRG DATE: 8/19/91
PAGE 2

3. Building Elevation Widths of 515 and 315 or 350 feet in lieu of the permitted 300 feet maximum (Section 1801.2.B.2, B.C.Z.R. and Section V.B.4.a., C.M.D.P.).

*A 5-year utilization period is also requested (Section 502.3).

B. Variances from:

Sections 413.1.a or 413.1.d to permit a 112 square foot (56 square foot per side) entrance sign in lieu of the permitted 1 square foot or 15 square foot sign, respectively.

*The parking variance was eliminated.

2. AMENDED ZONING PETITION REQUIRED: The revised zoning petitions (3 copies) and plans (12 copies) must be delivered to John Lewis in the Zoning Office for processing, including a \$75.00 revision fee. The revised petition and plans must reference the zoning case number 91-431-XA.

3. AMENDMENT TO ZONING FINAL DEVELOPMENT PLAN REQUIRED: Conspicuously note on the plan that the proviso section on the First Amended Partial Development Plan of "The Cloisters", Section 1, approved on 3/21/90 must be amended pursuant to Section 1801.3.A.7 (B.C.Z.R.). Also confirm if there have been any property sales within Section 1. Should there be any sales within 300 feet of the changes and should the purchasers not join in the amended plan approval, another special exception and Planning Board approval is required prior to final zoning approval.

4. R.T.A./NOTES: Confirm compliance with note #17 on all Murry Hill lots, including lot #23 and change dwelling units DU to density units in note #4 "Parcel C" in accordance with Section 1802.2.A (B.C.Z.R.).

5. Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of the requested zoning hearings and finally, the inclusion of the F.D.P. checklist information being included on the Final Development Plan.

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj

C. P. David Fields
Office of Planning and Zoning
401 Bosley Avenue
Towson, Maryland 21204

I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, in formation, and belief.

DOUGLAS S. SANDHAUS

IN RE: * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * BALTIMORE
AND VARIANCES * COUNTY
STRATFORD COURT * ZONING COMMISSIONER
E/S CHARLES *
860'N OF BELLONA *
Legal Owners: * CASE NO.: 91-431-XA
Faust Homes, Inc. *
School Sisters of Notre Dame *
Contract Purchaser: *
Marriott Corporation *
* * * * *

SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum to the following named witness to appear at the hearing for the matter captioned above on Wednesday, July 24, 1991 at 9:00 a.m., Thursday, July 25, 1991 at 9:00 a.m. and Friday, July 26, 1991 at 9:00 a.m. in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness's testimony and as scheduled by the Zoning Commissioner.

Witness: Frank Welsh
Office of Community Development
Address: 1 Investment Place
Suite 800
Towson, Maryland 21204

Julius W. Lichter, Esquire
Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

J. Robert Haines
J. Robert Haines
Zoning Commissioner for
Baltimore County

IN RE: * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * BALTIMORE
AND VARIANCES * COUNTY
STRATFORD COURT * ZONING COMMISSIONER
E/S CHARLES *
860'N OF BELLONA *
Legal Owners: * CASE NO.: 91-431-XA
Faust Homes, Inc. *
School Sisters of Notre Dame *
Contract Purchaser: *
Marriott Corporation *
* * * * *

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Witness: Anthony J. Haley, Acting Director
Baltimore County Economic
Development Commission
Address: 400 Washington Avenue
Towson, Maryland 21204

Julius W. Lichter, Esquire
Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

J. Robert Haines
J. Robert Haines
Zoning Commissioner for
Baltimore County

IN RE: * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * BALTIMORE
AND VARIANCES * COUNTY
STRATFORD COURT * ZONING COMMISSIONER
E/S CHARLES *
860'N OF BELLONA *
Legal Owners: * CASE NO.: 91-431-XA
Faust Homes, Inc. *
School Sisters of Notre Dame *
Contract Purchaser: *
Marriott Corporation *
* * * * *

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Please issue a Subpoena Duces Tecum to the following named witness to appear at the hearing for the matter captioned above on Wednesday, July 24, 1991 at 9:00 a.m., Thursday, July 25, 1991 at 9:00 a.m. and Friday, July 26, 1991 at 9:00 a.m. in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness's testimony and as scheduled by the Zoning Commissioner.

Witness: P. David Fields
Office of Planning and Zoning
Address: 401 Bosley Avenue
Towson, Maryland 21204

Julius W. Lichter, Esquire
Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

J. Robert Haines
J. Robert Haines
Zoning Commissioner for
Baltimore County

LAW OFFICES
LEVIN & GANN
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410.321.0600
TELETYPE 410.321.0601
FAX 410.321.0602
MAY 29, 1991

JULIUS W. LICHTER
HAND-DELIVERED

J. Robert Haines, Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Marriott Corporation - Stratford Court
Case No.: 91-431-XA

Dear Commissioner Haines:

You have advised me that the Ruxton-Riderwood-Lake Roland Improvement Association has requested a postponement of the zoning hearing scheduled for July 10, 1991 for the above referenced case. While time is of the essence, we would accommodate a change in the hearing date. I look forward to meeting with you and with Louise Schultz, Executive Director of the Ruxton-Riderwood-Lake Roland Improvement Association, tomorrow at 10:00 a.m. to select a new hearing date.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL/ls

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 30, 1991

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-431-XA
PETITIONER(S): Faust Homes/Marriott/Notre Dame
LOCATION: E/S Charles, 860' N of Bellona

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

Beginning at 9:00 a.m. on
JULY 24, 25, and 26, 1991

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Faust Homes, Inc., c/o Julius Lichter, Esq.
School Sisters of Notre Dame
Marriott Corporation
Julius W. Lichter, Esq.
Ruxton-Riderwood-Lake Roland Area Improvement Association

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

May 17, 1991

ZONING OFFICE

Mr. Robert J. Haines
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case #91-431-XA
Marriott Corporation
July 10th - 9:00 a.m.

Dear Commissioner Haines:

I am writing you requesting a postponement of the above mentioned case. A number of board members have long standing plans to be out of town on this date, therefore it would be greatly appreciated if you would grant this request.

Thank you for your consideration in this matter.

Best wishes.

Sincerely,

Louise M. Schulz
Louise M. Schulz
Executive Director

337-0792

LAW OFFICES
LEVIN & GANN
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410.321.0600
TELETYPE 410.321.0601
FAX 410.321.0602
MAY 17, 1991

ELLIS LEVIN (410) 321-0600
CARROLL COUNTY OFFICE
1137 LIBERTY ROAD
SVENSTEN, MD 21784

JULIUS W. LICHTER

HAND-DELIVERED

J. Robert Haines, Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Marriott Elderly Housing
Villa Assumpta Site
Item #397

Dear Commissioner Haines:

The Marriott Corporation is proposing to construct an elderly housing facility pursuant to BCER #432 at 860' N of Bellona Avenue in the area adjacent to the School Sisters of Notre Dame Buildings at Charles Street and Bellona Avenue. We have established the requisite Board of Advisors and have met with the community representatives on a number of occasions.

The petitions in this case were accepted by the Zoning Office for filing on April 16th. There is a serious shortage of elderly housing facilities in the Towson area. The Marriott project will be marketed for rental to the elderly of the community. It is important in the current economic climate that this request be heard at the earliest possible date to assure the availability of the independent living units together with support services to meet the recognized need at the earliest possible date. Therefore, I would greatly appreciate your scheduling the hearing for the earliest possible date.

Please call me if you have any questions and to advise me of the hearing date.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL/ls

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/25/91

Marriott Corporation
Marriott Drive, Dept. 832.60
Washington, D.C. 20058

ATTN: LARRY B. REID

RE:
Case Number: 91-431-XA
E/S Charles Street, 860' N of Bellona Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame
Contract Purchaser(s): Marriott Corporation
HEARING: WEDNESDAY, JULY 10, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$174.10 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Julius W. Lichter, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

May 11, 1991

SUMMARY OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-431-XA
E/S Charles Street, 860' N of Bellona Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame
Contract Purchaser(s): Marriott Corporation
HEARING: WEDNESDAY, JULY 10, 1991 at 9:00 a.m.

Special Exception: To use a portion of the site (Parcel "C", Lot 2, Section 11) for a continuing care facility (assisted living and nursing beds); to permit a residential density of 205.75 total density units (12.47 density units per acre) in lieu of the maximum 264 total density units (16 density units per acre) allowable under RCZB Section 432.3 on Parcel "C", Lot 2, Section 11; and permission to utilize the special exception requested herein within a period of five years from the date of the final order granting same and to permit building elevation widths of 515 ft. and 350 ft. respectively in lieu of the permitted 300 ft. maximum.

Variance: To permit a 56 sq. ft. (per side) entrance sign in lieu of the permitted 15 sq. ft. sign or alternatively (for condominiums) in lieu of the permitted 1 sq. ft.; to permit 241 parking spaces in lieu of the required 268 parking spaces.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Faust Homes, Inc., c/o Julius W. Lichter, Esq.
School Sisters of Notre Dame
Marriott Corporation
Julius W. Lichter, Esq.

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

5/11/91

RECEIVED PUBLIC HEARING FEES

100 - ZONING VARIANCE (OTHER)

100 - SPECIAL EXCEPTION

DATE PAID BY OWNER: 5/11/91

04A04M0075MCHRC \$75.00

Please Make Checks Payable To: Baltimore County 11:07AM05-10-91

Cashier Validation

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

4/16/91

PUBLIC HEARING FEES

020 - ZONING VARIANCE (OTHER)

030 - SPECIAL EXCEPTION

TOTAL: \$350.00

LAST NAME OF OWNER: FAUST HOMES INC

04A04M0072MCHRC \$350.00

Please Make Checks Payable To: Baltimore County 04:01Q1718A04-16-91

Cashier Validation

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-431-XA
E/S Charles Street, 860' N of Bellona Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame
Contract Purchaser(s): Marriott Corporation
Hearing Date: July 24, 25, & 26, 1991 at 9:00 a.m.

Special Exception: To use a portion of the site (Parcel "C", Lot 2, Section 11) for a continuing care facility (assisted living and nursing beds); to permit a residential density of 205.75 total density units (12.47 density units per acre) in lieu of the maximum 264 total density units (16 density units per acre) allowable under RCZB Section 432.3 on Parcel "C", Lot 2, Section 11; and permission to utilize the special exception requested herein within a period of five years from the date of the final order granting same and to permit building elevation widths of 515 ft. and 350 ft. respectively in lieu of the permitted 300 ft. maximum.

Variance: To permit a 56 sq. ft. (per side) entrance sign in lieu of the permitted 15 sq. ft. sign or alternatively (for condominiums) in lieu of the permitted 1 sq. ft.; to permit 241 parking spaces in lieu of the required 268 parking spaces.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
TTU0001 June 5

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/10/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/16/91.

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

\$146.10

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-431-XA
E/S Charles Street, 860' N of Bellona Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame
Contract Purchaser(s): Marriott Corporation
Hearing Date: July 24, 25, & 26, 1991 at 9:00 a.m.

Special Exception: To use a portion of the site (Parcel "C", Lot 2, Section 11) for a continuing care facility (assisted living and nursing beds); to permit a residential density of 205.75 total density units (12.47 density units per acre) in lieu of the maximum 264 total density units (16 density units per acre) allowable under RCZB Section 432.3 on Parcel "C", Lot 2, Section 11; and permission to utilize the special exception requested herein within a period of five years from the date of the final order granting same and to permit building elevation widths of 515 ft. and 350 ft. respectively in lieu of the permitted 300 ft. maximum.

Variance: To permit a 56 sq. ft. (per side) entrance sign in lieu of the permitted 15 sq. ft. sign or alternatively (for condominiums) in lieu of the permitted 1 sq. ft.; to permit 241 parking spaces in lieu of the required 268 parking spaces.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
TTU0001 June 5

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/10/91

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/16/91.

TOWSON TIMES,

S. Zeke Orlan
Publisher

\$146.10

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 24, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Faust Homes, Inc., Item No. 397
(01-431-XA)

In reference to the petitioner's request, staff offers the following comment:

On July 11, 1991, this plan was the subject of a CRG meeting. Due to the plan's proposed cluster subdivision in a D.R.2 zone, the CRG continued its meeting and referred the project to the Planning Board, in accordance with Sec. 22-59(a)(5) of the Development Regulations.

The CRG also noted that the issues of density, development of an institutional or historic property, and conformance with Sec. 432.3.C of the Baltimore County Zoning Regulations are dependent upon the special exception review and approval by the Zoning Commissioner.

On July 18, 1991, the Baltimore County Planning Board considered the proposed cluster subdivision with respect to the issue of compatibility with adjacent properties, in accordance with Sec. 22-60(b)(3).

After reviewing a staff report finding of compatibility and receiving public testimony from community members, the Planning Board determined that the proposed plan is not compatible with development on properties adjacent to the plan's site. The Planning Board's decision will be forwarded to the CRG who will hold a meeting within 45 days.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FAUSTHOM.ES/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 18, 1991

887-3353

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No. 397, Case No. 91-431-XA
Petitioner: Faust Homes, Inc., et al
Petition for Special Exception and
Zoning Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Faust Homes, Inc.
Marriott Corporation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 1st day of May, 1991.

J. Robert Haines
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Faust Homes, et al

Petitioner's Attorney: Julius W. Lichter

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

April 25, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

RE: Baltimore County
Zoning meeting of
April 30, 1991
Straford Court
E/S Charles Street
MD 139
at Bellona Avenue
Item # 397

Dear Mr. Haines:

We have reviewed the submittal for a special exception to use a portion of the site as a continuing care facility and offer the following:

We are agreeable with this plan for zoning approval, however, a detailed plan must be submitted showing all required highway improvements along Charles Street and an access permit must be applied for through our office to accomplish this work.

If you have any questions, please contact Larry Brocato (333-1350).

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

L.B/es

cc: Morris and Ritchie Associates, Inc.
Mr. J. Ogle

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: June 13, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner
FROM: Robert J. Farrell
SUBJECT: Zoning Comments

DATE: MEETING DATE: April 30, 1991
ITEM NUMBER: 397

Please see the attached comments for this file.

Robert J. Farrell
Robert J. Farrell
Traffic Engineer II

NOTED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 25, 1991

TO: Zoning Commissioner
Office of Planning and Zoning
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #397, Zoning Advisory Committee Meeting of
April 30, 1991, Legal Owners: Faust Homes, Inc. and School
Sisters of Notre Dame, E/S Charles Street, 860' N of Bellona Ave.
D-9, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

SSF:rmk
397/TXTRMK/SUB-ZONNGVAR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991
FROM: Dennis A. Kennedy, P.E.
RE: Zoning Advisory Committee Meeting
for April 30, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 385, 392, 393, 396, 399, 400, 401, 402, 403 and 404.

For Items 347 (Case #91-374-A), 394 and 395, the previous County Review Group Meeting comments are still applicable.

For Item 397, a revised County Review Group Meeting is required.

For Item 398, a County Review Group Meeting is required.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s

received
6/19/91

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

JUNE 18, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

REVISED PETITIONS AND PLANS WERE RECEIVED FOR ITEM #397 ON 5/10/91.

Zoning Agenda: MAY 28, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-1-91 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

MAY 1, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: FAUST HOMES, INC. AND SCHOOL
SISTERS OF NOTRE DAME

Location: E/S CHARLES STREET

Item No.: 397 Zoning Agenda: APRIL 30, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. EAST SIDE OF INDEPENDENT LIVING UNITS SHALL HAVE ACCESS ROAD FOR FIRE DEPARTMENT APPARATUS

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-1-91 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

JUNE 4, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

REVISED PETITIONS AND PLANS WERE RECEIVED FOR ITEM #397 ON 5/10/91.

Zoning Agenda: MAY 28, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. FIVE STORY BUILDING HAS POOR ACCESS FOR FIRE APPARATUS ON EAST SIDE OF BUILDING.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-1-91 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 28, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 427, 433, 434, 435, 436, 437 and 440.

For Item 397, a revised County Review Group Meeting is required.

For Case #R-91-113, a County Review Group Meeting is required prior to development of this site.

For Item 438, a County Review Group Meeting is required.

Robert W. Bowling
Robert W. Bowling, P.E., Chief,
Developers Engineering Division

RWB:s

received
6/14/91

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

MAY 3, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Item No.: 397 ON 4/24/91 Zoning Agenda: MAY 7, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. SITE PLAN FAILS TO SHOW ACCESS FOR FIRE APPARATUS ALONG EAST SIDE OF 5 STORY INDEPENDENT LIVING UNITS.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-3-91 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 6, 1991
FROM: Dennis A. Kennedy, P.E.
RE: Zoning Advisory Committee Meeting
for May 7, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 405, 406, 407, 408, 409, 410, 411, and 412.

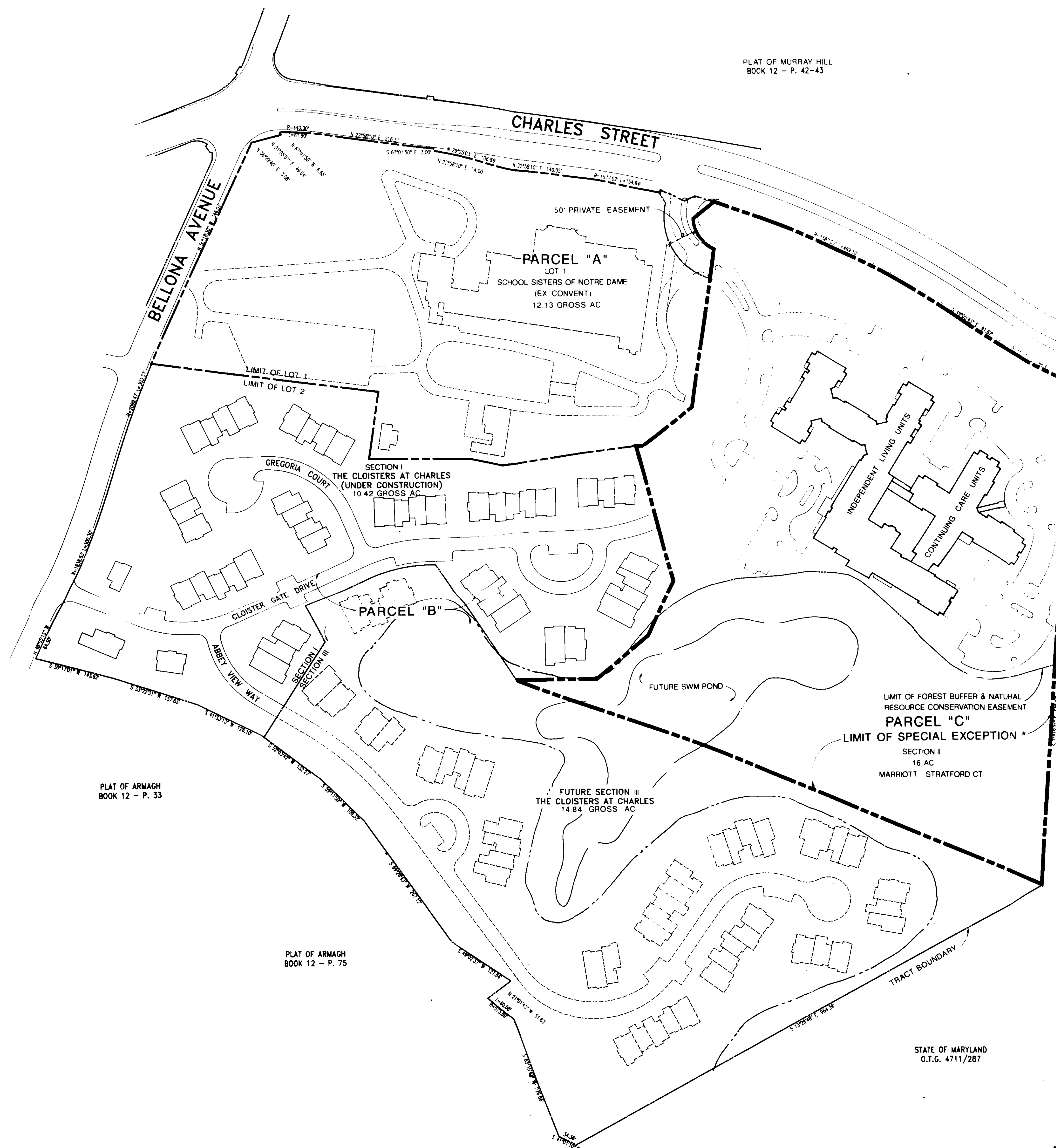
For Item 323 (Case #91-341-GPH), the previous County Review Group Meeting comments are still applicable.

For Item 397(revised), a revised County Review Group Meeting is required.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s

received
5/17/91



STATE OF MARYLAND
O.T.G. 4711/287

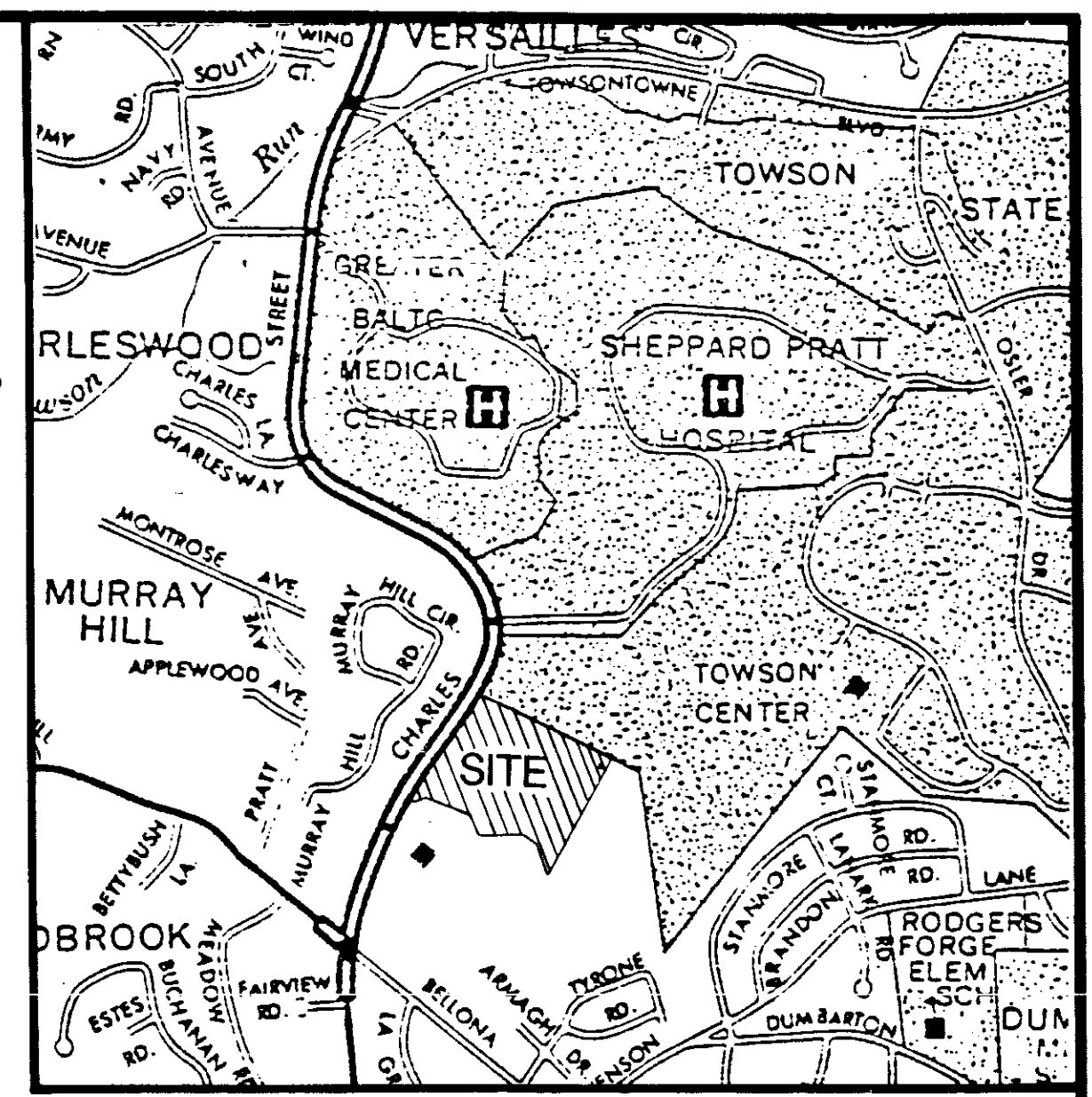
* FOR PURPOSES OF CRG EXHIBIT THE ENTIRE TRACT
& SUPPORTING DENSITY WILL BE SHOWN.

397 Rev. 5/10/91

91-431-XA

MRA		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 606-D Bosley Avenue Towson, Maryland 21204 (301) 821-1690 Fax: (301) 821-1748	
		STRATFORD COURT AN INDEPENDENT FULL SERVICE COMMUNITY BY MARRIOTT	
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCES ELECTION DISTRICT 9 COUNCIL DISTRICT 4 BALTIMORE COUNTY, MD			
DATE	REVISIONS	SCALE	JOB NO.
1-21-91	FOR COUNTY COMMENTS	SCALE 1"=100'	9348
3-23-91	RECEIVED BY BALTIMORE COUNTY BOARD	DATE 1-24-91	
		DRAWN BY	SDR
		DESIGN BY	SAM
		REVIEW BY	LM
		SHEET	1 OF 2

STATE OF MARYLAND
O.T.G. 4711/287
D.R. 2



VICINITY MAP
SCALE 1" = 1000'

PARCEL "B"
FAUST HOMES INC.
CLOISTERS SECTION III
D.R. 2

- DEVELOPMENT NAME: MARIOTT STRATFORD COURT
CONTRACT PURCHASER APPLICANT: MARIOTT STRATFORD COURT
CURRENT OWNERSHIP: FAUST HOMES INC.
DEED REFERENCE: 2001-01-11-11
ELECTION DISTRICT: COUNCIL DISTRICT 9
ADDRESS: 800 BLOCK CHARLES STREET
CURRENT USE: PARCEL A: CONVENT; PARCEL B: CONDOMINIUM TOWNHOMES
PROPOSED USE: PARCEL C: CLASS B HOUSING FOR THE ELDERLY
CITY APPROVAL: THE PLAN OF THE CLOISTERS AT CHARLES WAS APPROVED BY THE COUNTY REVIEW BOARD ON JANUARY 20, 1989. THERE HAVE BEEN NO PREVIOUS COMMERCIAL PERMITS CONCERNING HEARINGS OF 0.5 SQ. WATERS ON THIS SITE.
1. DEVELOPMENT NAME: MARIOTT STRATFORD COURT
2. CONTRACT PURCHASER APPLICANT: MARIOTT STRATFORD COURT
3. CURRENT OWNERSHIP: FAUST HOMES INC.
4. DEED REFERENCE: 2001-01-11-11
5. ELECTION DISTRICT: COUNCIL DISTRICT 9
6. ADDRESS: 800 BLOCK CHARLES STREET
7. CURRENT USE: PARCEL A: CONVENT; PARCEL B: CONDOMINIUM TOWNHOMES
8. PROPOSED USE: PARCEL C: CLASS B HOUSING FOR THE ELDERLY
9. CITY APPROVAL: THE PLAN OF THE CLOISTERS AT CHARLES WAS APPROVED BY THE COUNTY REVIEW BOARD ON JANUARY 20, 1989. THERE HAVE BEEN NO PREVIOUS COMMERCIAL PERMITS CONCERNING HEARINGS OF 0.5 SQ. WATERS ON THIS SITE.

DEVELOPMENT DATA

ZONE	NET AC	GRS AC	MAX UNITS
DR 2	2.92 AC	2.78 AC	143 DU
DR 2.5	8.88 AC	8.78 AC	318 DU
DR 3.5	12.32 AC	12.22 AC	483 DU
DR 5.5	17.72 AC	17.62 AC	703 DU
TOTAL	41.84 AC	41.40 AC	1647 DU

MAX DENSITY ALLOWABLE

ZONE	NET AC	GRS AC	MAX UNITS
DR 2	2.92 AC	2.78 AC	143 DU
DR 2.5	8.88 AC	8.78 AC	318 DU
DR 3.5	12.32 AC	12.22 AC	483 DU
DR 5.5	17.72 AC	17.62 AC	703 DU
TOTAL	41.84 AC	41.40 AC	1647 DU

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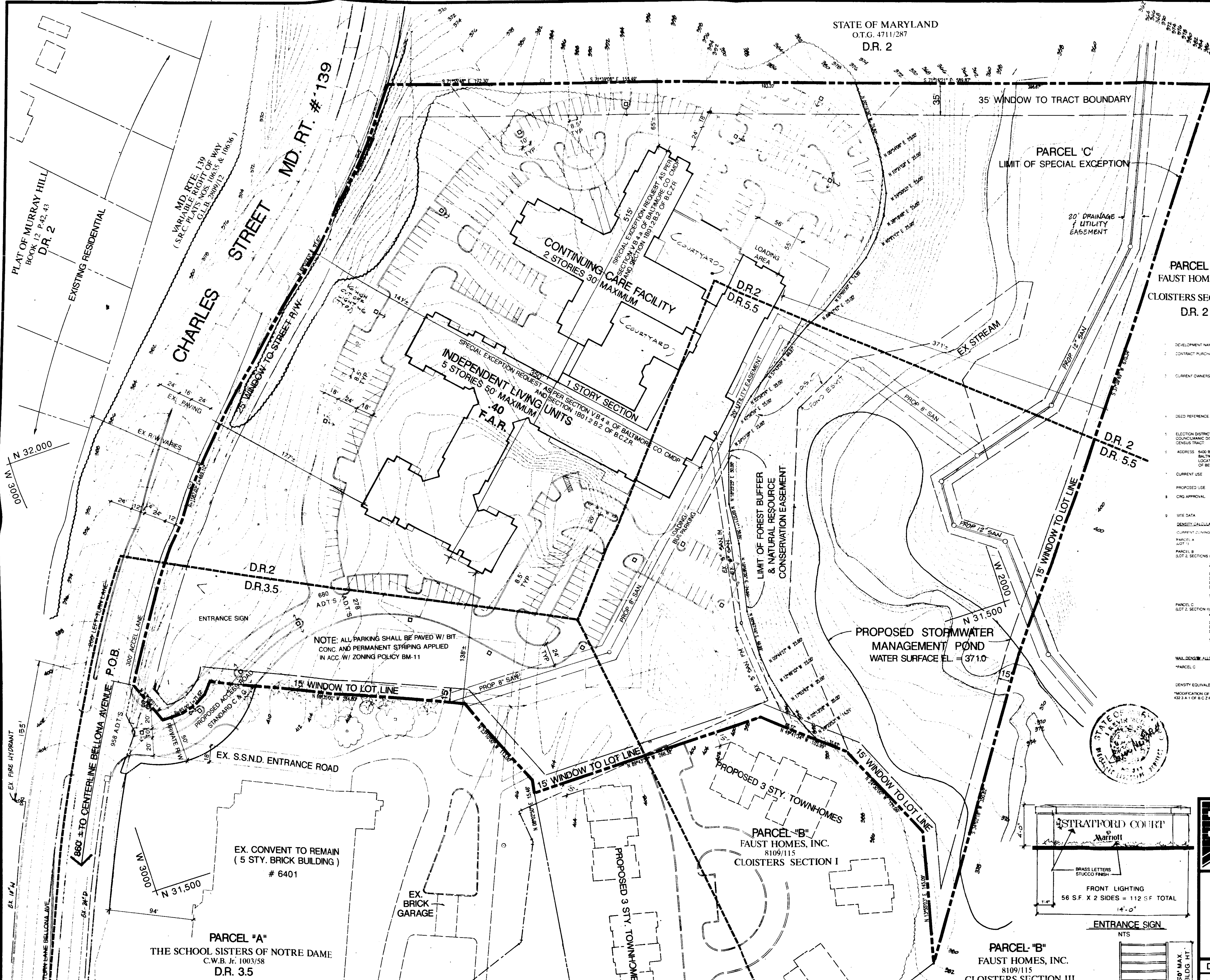
Marriott STRATFORD COURT
AN INDEPENDENT FULL SERVICE COMMUNITY BY MARIOTT
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND VARIANCES
ELECTION DISTRICT 9 COUNCIL DISTRICT 4 BALTIMORE COUNTY, MD

DATE	REVISIONS	JOB NO.
11-2-99	PER COUNTY COMMENTS	9348
2-11-00	VARIANCE NOTES REVISED	SCALE 1" = 50'
4-11-01	PER COMMUNITY ADVISORY BOARD COMMENTS	DATE 11-4-99
4-15-01	PER COUNTY COMMENTS	DRAWN BY JKM
6-22-01	VARIANCE NOTE REVISED TO SPECIAL EXCEPTION	DESIGN BY JKM
5-9-01	BUILDING DIMENSIONS, F.A.R. NOTES	REVIEW BY JKM

SHEET: 2 OF 2

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	18°56'08"	1587.02	489.09	N 49°37'39" E	487.39	236.37
C-2	14°35'51"	853.11	168.40	N 41°47'47" E	165.95	83.85
C-3	83°10'15"	65.00	71.67	N 70°54'22" E	68.59	39.57



NOTE: ALL PARKING SHALL BE PAVED W/ BIT CONC. AND PERMANENT STRIPING APPLIED IN ACC. W/ ZONING POLICY BM-11

PROPOSED STORMWATER
MANAGEMENT POND
WATER SURFACE EL. = 371.0

